

# Economic Indicators

## Loudoun County, Virginia

December 2005

	<u>Reporting Period</u>	<u>Current Period</u>	<u>Current Year-to-Date</u>	<u>Last Year-to-Date</u>	<u>Percent Change*</u>
<b>New Residential Construction</b>					
New Residential Units Permitted	November 2005	281	5,154	6,083	-15.3%
Single Family Detached Units Permitted	November 2005	168	3,117	3,210	-2.9%
Single Family Attached Units Permitted	November 2005	41	1,316	1,849	-28.8%
Multifamily Units Permitted	November 2005	72	721	1,024	-29.6%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>New Nonresidential Construction</b>					
	November 2005	596,278	3,637,271	3,474,557	4.7%
Office SF Permitted	November 2005	56,923	595,872	208,920	185.2%
Flex/Industrial SF Permitted	November 2005	0	1,343,875	1,041,450	29.0%
Retail SF Permitted	November 2005	25,680	529,649	807,402	-34.4%
Other SF Permitted	November 2005	513,675	1,167,875	1,416,785	-17.6%
Taxable SF Permitted	November 2005	576,857	3,330,658	2,625,370	26.9%
Nontaxable SF Permitted	November 2005	19,421	306,613	849,187	-63.9%
Total Value Nonresidential Construction	November 2005	41,171,316	407,513,648	399,429,491	2.0%
Value of New Buildings	November 2005	37,501,000	340,922,573	345,910,254	-1.4%
Value of Alterations/Additions	November 2005	3,670,316	66,591,075	53,519,237	24.4%
Route 28 Taxing District SF Permitted	November 2005	0	1,257,575	938,808	34.0%
Value of Route 28 Permitted Construction	November 2005	864,372	83,565,764	60,858,247	37.3%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>Housing Sales</b>					
	August 2005	1,279	8,613	8,666	-0.6%
Single Family Detached	August 2005	685	4,308	4,337	-0.7%
Single Family Attached	August 2005	480	3,325	3,180	4.6%
Condominium	August 2005	114	980	1,149	-14.7%
<i>Source: Loudoun County Department of Financial Services</i>					
<b>Washington Dulles International Airport</b>					
Total Passengers	September 2005	2,149,964	20,846,248	15,995,488	30.3%
International Passengers	September 2005	397,446	3,649,041	3,373,527	8.2%
Total Freight (metric tonnes)	September 2005	25,276	219,166	226,488	-3.2%
<i>Source: Metropolitan Washington Airports Authority</i>					
<b>Taxable Sales (000s)</b>	2nd Quarter 2005	\$933,146	\$1,774,205	\$1,729,228	2.6%
<i>Source: Virginia Department of Taxation</i>					

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

December 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Prices</b>	August 2005	\$597,466	\$582,071	\$462,682	29.1%
Single Family Detached	August 2005	\$725,806	\$723,754	\$583,034	24.5%
Single Family Attached	August 2005	\$476,457	\$471,177	\$370,644	28.5%
Condominium	August 2005	\$335,817	\$321,306	\$257,985	30.2%

Source: Loudoun County Financial Services

### At Place Employment

Employees	1st Quarter 2005	115,899	117,215	108,125	7.2%
New Jobs (over previous quarter)	1st Quarter 2005	-1,316			
Establishments	1st Quarter 2005	6,659	6,273	6,037	10.3%
New Businesses (over previous quarter)	1st Quarter 2005	386			
Gross Wages (millions)	1st Quarter 2005	\$1,517	\$1,577	\$1,376	10.3%

Source: Virginia Employment Commission

### Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	October 2005	126.7	126.7	120.8	4.9%
US-All Urban Consumers (1982-84=100)	October 2005	199.2	198.8	190.9	4.3%

Source: US Bureau of Labor Statistics

### Civilian Labor Force

Loudoun County	October 2005	135,072	134,400	122,049	10.7%
Northern Virginia	October 2005	1,375,073	1,368,417	1,301,762	5.6%

Source: Virginia Employment Commission

### Unemployment Rate

Loudoun County	October 2005	1.9	2.1	1.8	5.6%
Northern Virginia	October 2005	2.3	2.5	2.0	15.0%
Virginia	October 2005	3.2	3.5	3.3	-3.0%
United States	October 2005	4.6	4.8	5.1	-9.8%

Source: Virginia Employment Commission

### Washington Economic Index

Leading Index (1987=100)	August 2005	110.0	109.4	111.9	-1.7%
Current Index (1987=100)	August 2005	122.4	122.0	114.7	6.7%

Source: Center for Regional Analysis

### Non-Residential Vacancy

Total	3rd Quarter 2005	11.7%	12.6%	15.4%	-24.0%
Office	3rd Quarter 2005	10.2%	9.3%	13.4%	-23.9%
Flex	3rd Quarter 2005	18.5%	22.2%	25.3%	-26.9%
Industrial	3rd Quarter 2005	7.4%	7.7%	8.4%	-11.9%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.

**Loudoun County Department of Economic Development**

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All data subject to revision.